



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING December 3, 2014

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 3rd of December, 2014 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:03 p.m. The Open Meeting Act is posted in the rear of the room. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's office.

Roll call showed 5 members present: Daryl Anderson, Jeff Christensen, Ken Kozisek, Randy Kauk, and Terry Spilinek. Those absent were: Ron Kulwicki, Jack Reimers, and Dave Sack. Also present were Cherri Klinginsmith, Planning & Zoning Administrator, Molly Tebo, Zoning Secretary, and members of the public including: Lonnie Dickson, Russell Jensen, Alan Lewandowski, Arlene Johnson, Jeffrey Skinner, and Bob Boehle.

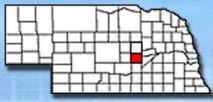
The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Jeff Christensen and seconded by Randy Kauk to approve the minutes of the October 15, 2014 meeting. The motion carried on unanimous voice vote.

Administrator Klinginsmith discussed the odor footprint of Jay Petersen's feedlot with the board members. Mr. Petersen wants to put in a feedlot that would cause his odor footprint to overlap with an existing commercial feedlot odor footprint. The regulations pertaining to A-1 Agricultural District Conditional Uses states that no commercial feedlot shall be closer to a separate commercial feedlot than the distance requirements for their classes. After further discussion, the board members stated the odor footprints should not overlap. Cherri will update the wording to the regulations to make it clearer.

At 7:13 p.m. a discussion was held regarding the update of the Howard County Comprehensive Plan. Representatives from the Villages of Boelus, Farwell and Elba were in attendance. Lonnie Dickson from Hanna-Keelan provided a handout which provided updates of the planning goals and action steps and a review of the zoning and subdivision regulations for the Villages. Maps for the Villages of Cotesfield, Farwell, and Elba were provided to Mr. Dickson. Cherri will provide the other Village maps to him as soon as they are updated. The next meeting to discuss the Comprehensive Plan will be in February 2015.

At 8:10 p.m. the public hearing for D.R.M.R. Vacating of Subdivision in the W ½ of the SW ¼ of Section 1-16-12 was open. Cherri Klinginsmith read the Notice of Public Hearing and presented the case to the board. The subdivision is being vacated due to a misunderstanding between Dan and Michele Rasmussen's Attorney and Administrator Klinginsmith. The land should not have been subdivided to begin with, as a separate parcel is not being created. A motion was made by Jeff Christensen to approve the vacated subdivision and seconded by Ken Kozisek. The motion carried on unanimous voice vote 5-0. A Finding of Fact was completed (copy attached).

At 8:15 p.m. the public hearing for Phyllis Stepanek for a Conditional Use Permit for a Verizon Communication Tower located in the NE ¼ of Section 11-15-10 was open. Cherri Klinginsmith read the Notice of Public Hearing. Jeffrey Skinner, representative for Verizon, presented the proposal.



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Mr. Skinner stated Verizon wants to build a 358 foot self-supporting tower to provide coverage to the town of Cushing and Highway 92 heading east. Bob Boehle stated he was in favor of the tower. There was no testimony opposing the proposal. A motion was made by Randy Kauk to approve the Conditional Use Permit and seconded by Jeff Christensen. The motion carried on unanimous voice vote 5-0. A Finding of Fact was completed (copy attached).

A discussion was held regarding odor footprint waivers. This waiver would be for residences and feedlot owners to sign stating they are okay with their residence being within an Odor Footprint. Cherri provided the board with information received from other counties that have a waiver and her contact with the Nebraska Department of Agriculture. After further discussion, the board stated they want to present their recommendation to develop a waiver process to the Commissioners. If the Commissioners approve the recommendation, Cherri will develop regulations and a form and present them to the Planning & Zoning Board at their next meeting.

Cherri provided an update on the Loup Central Landfill regarding the addition of a Leachate Cleanout. The Department of Environmental Quality will meet with the landfill on December 10 for a comprehensive permit review. The board determined that they will discuss the issue after DEQ has approved the permit.

Randy Kauk made a comment regarding existing/new vineyards. Farwell Irrigation received a letter stating they had to spray a certain distance from grape crops because the pesticides can harm the grapes. Randy wanted to know if we should have setbacks on fruit and vegetable crops in Howard County.

At 9:12 p.m., a motion was made by Jeff Christensen and seconded by Kenneth Kosizek to adjourn. The motion carried by unanimous voice vote. The next meeting will be scheduled for January 21, 2015.

Molly Tebo, Secretary